

December 14th, 2017 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:05 P.M.

Members in attendance were: Josh Stouch, Joe Richardson, Tom Wynne, Ed Reitz, and Carl Adams. Also in attendance; Solicitor Matt Doll, Josh Hagadorn of Gilmore & Associates, Maggie Dobbs from MCPC, Supervisor Alan Keiser, Pete Hiryak, and 6 residents/developers.

Mr. Wynne led the Pledge of Allegiance to the flag, and asked if there were any changes, corrections, or additions to the Planning Agency minutes of November 9th, 2017. No changes, corrections, or additions were given.

A motion was made by Mr. Stouch, seconded by Mr. Reitz to recommend approval of the November 9th, 2017 Planning Agency minutes. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Abstain, and Adams-Aye. Motion passed.

Subdivisions and Land Developments

Graterford Properties – 400 Gilbertsville Road, Tim Hendricks, 9 lots preliminary/final plan resolution enacted May 16th, 2011. Preliminary/Final Plan submitted 6/2/16. Awaiting Final Plan Revisions.

Quigley Bus Service – (Land Use Appeal Pending) Awaiting further information.

Danny Jake/Hallowell Cluster- Final Plan to BOS for review in 2017.

Wynstone Subdivision – New Hanover Township, no new information.

Danny Jake Corporation, Zern Tract – Proposed 241 Single Family Townhomes on 28.5 acres, Zoned R-3. Preliminary Plan Approval Granted. Awaiting Final Plan Submission.

Minister Creek LP – Mixed use project – Transportation Impact Study Submission dated May 2016. (Project on Hold).

Sign Ordinance – U. S. Supreme Court Case, revisions pending.

PA Medical Cannabis Legislation – No new information.

Holly Road – Neighborhood mixed use on 52 acres. Revised Preliminary Plan received September 2017. G&A review dated 10/6/17 and MCPC review dated 11/6/17. Mr. Ludgate and Mr. Kochen were present representing this project, review letters have been received from the Township Engineer and MCPC. They are here tonight to discuss the broader issues of the development with the members and would like confirmation that the P/A is in support of the proposed open space. Ms. Dobbs had no comments on the non-neighborhood open space however asked if a trail system is possible, Mr. Ludgate stated that it is possible. Ms. Dobbs stated that it would connect the development and recommends an 8 foot wide trail system for bicycles and having signage pointing to clear connector road entrances for the residents. Mr. Ludgate stated they would install some kind of fence at trail system, sidewalks will connect to Estates of Warwick on both side of the street and at the Giant Food Store. Ms. Dobbs asked for some sort of crosswalk or mid-block to the YMCA. Ms. Dobbs recommended rear loading garages for homes along the Drive A main connector road, tapered driveways in some areas, reduced parking spaces in Retail Area 1 and eliminate all parking spaces in front of the retail buildings. Mr. Wynne asked if they would consider making the garages rear loading, he believes it is a more attractive look for the townhomes. Ms. Dobbs stated that Montgomery County has a Townhouse Design Guidebook that she asked Mr. Ludgate and Mr. Kochen to consider as they move forward with this plan this development. Mr. Wynne asked if Mr. Ludgate could have something sketched on paper for the January 11th meeting and proposal for the P/A.

Stafy- Smith Road, R-2 (5 residential lots), Awaiting Final Plan Submittal.

Workshop Items

(ACTIVE)

- a. Act 209 Study – Act 209 Committee Meeting Schedule TBA
- b. Zoning/SALDO Updates (Codification in process)
- c. Signage and Lighting Ordinance Revisions – (Workshop T.B.D.)

- d. Landscape Ordinance – Mr. Wynne stated that the workshop this evening was on a revised Landscaping Ordinance and asked for another workshop on January 11th and asked for additional landscaping ordinance information from MCPC.

(INACTIVE)

- e. Green Building Ordinance

Pottstown Metro Regional Planning Commission Update – Ed Reitz

Discussion with the new head of DVRPC Transportation Planner (Karen Whitaker), she will be managing the Pottstown Region Traffic Analysis Project, the scope of work was discussed along with the ways Municipalities can provide input into the process. A letter of support on behalf of the PMRPC was sent to the USDA and PDA for additional funding to combat the spread of the Spotted Lantern Fly in Southeast PA. An additional \$200,000 of grants will be made available to the Pottstown Health & Wellness Foundation for 2018 and beyond.

Public Comment

Ms. Dobbs congratulated Douglass Township for receiving a DCNR grant of \$175,000 for Phase II of the park improvements. Mr. Hagadorn stated that the Montco2040 Grant for Phase I Parking Lot Improvements must be completed by fall 2018 and Phase II must be started by 2019. No other comments were given.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – Land Use Appeal Pending.
- III. Zern Tract – Awaiting Final Plan
- IV. Graterford Properties – Indefinite
- V. Stafy (Smith Road) – (to BOS)
- VI. Holly Road – Revised Plan Submitted 9/22/17 – An Indefinite Plan Review
Extension Request has been received from the developer.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to recommend an Indefinite Plan Review Extension to the Board of Supervisors for the Holly Road Development Plan. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Zern-Aye, Adams-Aye. Motion passed.

A motion was made by Mr. Wynne, seconded by Mr. Reitz to adjourn the meeting at 8:00pm. Stouch-Aye, Richardson-Aye, Wynne-Aye, Reitz-Aye, Adams-Aye. Motion passed.

The next Planning Agency Meeting will be held on January 11th, 2018.

Respectfully submitted by,
Marcy Meitzler